

1. You have indicated a budget of \$65,000 allocated for the first year of this project. Could you estimate what could be the budget for the following year(s) for a total budget?  
This estimate cannot be provided at this time until the cost of the new ordinance is established. However, this amount will become available in September 2020 when budgets are finalized for the following year.
2. At one point, you have indicated the project will complete January 2022 but also, stated that the project may take 2 or 3 years-extending the time perhaps to the end of 2022. Should we assume January 2022 is the completion date but not 3 years?  
I would advise that you make no assumptions. I added the comment of 3 years to provide flexibility in the schedule to be more accommodating.
3. Would you prefer local consultants or consultants from other parts of the country would have the equal chance of obtaining this project, provided they are qualified?  
At this time it is not certain what the preference is. The choice will be made by a steering committee in the near future.
4. How many face to face meetings and public meetings you envision to be required during the entire process?  
That is to be negotiated after presentations have been heard and needs are established.
5. Were the County Comprehensive and Transportation Plan and previous ordinance prepared by staff or you had a consultant to prepare it?  
The previous subdivision ordinance was prepared by county staff in 2006. The current County Comprehensive and Transportation Plan was prepared by a consultant, KLJ.
6. Page 5 of the RFP identifies Scope of Work items including the Integration of the New Code into User-Friendly Formats. There is reference here about a GIS display. We have used the County's existing interactive maps through ArcGIS Online, and wondered if there is a desire to research new platforms, or to update the GIS data to reflect the current code?  
The reference to GIS display in this comment would be to provide GIS shapefiles for an official zoning map to reflect the new code. But we are open to new platform suggestions.
7. The Project Schedule referenced on page 5 cites the end of 2022 for the completion of the effort. However, the cost narrative in the RFP identifies funding for 2020 and 2021. Does the County plan to identify additional funding for the 2022 work as well?  
New funding for the years 2021 and 2022 will become available when the cost of the project is established. However, we provided flexibility in the timeline to complete the project so that if new innovative approaches are recommended that were not anticipated, this can be established prior to signing the contract.

8. In the past, there has been much confusion related to an Auditor's Lot vs. a Subdivision plat. Is the new ordinance to clarify this process and who is responsible for enforcing the plat requirements and when?

This is pretty clearly established in the current subdivision ordinance. However, more clarification in a new ordinance would not hurt.

9. These are 49 townships in the County. Have the townships that want to manage their own zoning process already been identified? If so, do you have a count?

This has been pretty challenging for county staff to identify. We have identified a couple of townships that are interested. However, this number may exponentially increase as the benefits of having the county manage the zoning of townships are provided during the public and stakeholder engagement process.

10. Is it the County's intent to have all plat requirements in the proposed two township templates as well as the ordinance so that all platting is accomplished prior to township approval of projects and issuance of permits?

We envision this document as only being 1 document. The purpose of the document would be two-fold. The first to provide a means for the county to administer land use and design standards for the townships that sign a JPA to have the county administer the county zoning ordinance in their geographical area. The other utilization of the document would be to have townships copy and paste sections of the document into their own ordinance for land uses that they did not anticipate in the past. This would allow townships to reject the offer of the county to manage land use and design zoning standards in their jurisdiction, but pursue the benefit of not being cost burdened to have a consultant write and/or vet new sections of ordinance language. Although townships would have reduced costs and efforts to write new ordinance language for new land uses, they would still be responsible to verify if the new ordinance language borrowed from the county zoning ordinance would mesh with their existing zoning ordinances. In addition, the county would benefit because it would further enhance our goal to have more similar zoning language across the county.

Because this would be just one document, we would anticipate that the subdivision platting ordinance be included within the zoning ordinance document, along with the land use and design standards. Although requiring townships to require platting with the county prior to the issuance of building permits is ideal, townships may not opt to include that language into their irrespective zoning ordinances and have the zoning authority to reject that idea.

11. If township design standards conflict with county standards, will the more restrictive standard apply?

Yes

12. Would the county find it desirable for the consultant to host the interactive GIS web portal or will the county forces perform this function?

This would be continued to be performed by the county GIS department.

13. Will the land use best practices/educational materials be linked to the ordinance and developed by the county or others outside of this contract?

If you are referring to the toolkit and materials used for public outreach, the best practices and educational materials will not be linked with the ordinance. However, these materials will be developed by the consultant.

14. Slope stability is an issue for most flowing streams in the county. Should the new ordinance include regulations on vegetation and setbacks or conversely, point the applicant to work with one of the many water resource districts?

I do not have that information at this time. This issue will be addressed when the consultant conducts public and stakeholder outreach activities.

15. Is there an overall estimated budget including future years?

There is not. The county is curious to see what costs are provided and will establish a budget afterward accordingly.